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Order Filed on July 9, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In re:	Chapter 7
Bryan Steven Venezia, Suzanne Michelle Venezia,	Case No. 18-11421-VFP
	Hearing Date: July 2, 2019 at 10:00 a.m.
Debtors.	Judge: Vincent F. Papalia

**ORDER VACATING AUTOMATIC STAY**

The relief set forth on the following pages, number two (2) through two (2) is hereby

**ORDERED**

**DATED: July 9, 2019**

  
\_\_\_\_\_  
Honorable Vincent F. Papalia  
United States Bankruptcy Judge

Debtor: Bryan Steven Venezia and Suzanne Michelle Venezia  
Case No.: 18-11421-VFP  
Caption of Order: **ORDER VACATING AUTOMATIC STAY**

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THIS MATTER having been opened to the Court upon the motion of Nationstar Mortgage LLC d/b/a Mr. Cooper ("Movant") for an Order vacating the automatic stay in effect pursuant to 11 U.S.C. § 362(a) and for good cause shown for the entry of this Order, it is hereby ordered that:

1. The automatic stay be and is hereby vacated under 11 U.S.C. § 362(d) to permit Movant, to institute or resume a mortgage foreclosure action in the Superior Court of New Jersey in order to pursue its rights in real property located at 18 Mountain View Court, Hardyston, NJ 07419;
2. Movant may join as defendants in said foreclosure action the Debtors and/or any trustee appointed in this case, irrespective of whether the Debtors' case converts to any other chapter of the Bankruptcy Code;
3. Movant may pursue any and all loss mitigation options with respect to the Debtors or the real property described above, including but not limited to repayment agreement, loan modification, short sale or deed-in-lieu of foreclosure.

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Bryan Steven Venezia  
 Suzanne Michelle Venezia  
 Debtors

Case No. 18-11421-VFP  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 2

Date Rcvd: Jul 09, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 11, 2019.

db +Bryan Steven Venezia, 18 Mountain View Court, Hamburg, NJ 07419-2414  
 jdb #+Suzanne Michelle Venezia, 18 Mountain View Court, Hamburg, NJ 07419-2414

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
 While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 11, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 9, 2019 at the address(es) listed below:

Dean G. Sutton on behalf of Joint Debtor Suzanne Michelle Venezia dgs123@ptd.net  
 Dean G. Sutton on behalf of Debtor Bryan Steven Venezia dgs123@ptd.net  
 Denise E. Carlon on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
 Eric Raymond Perkins on behalf of Trustee Eric Raymond Perkins eperkins@becker.legal,  
 nj42@ecfcbis.com; tcolombini@becker.legal; eperkins@becker.legal  
 Eric Raymond Perkins eperkins@becker.legal,  
 nj42@ecfcbis.com; tcolombini@becker.legal; eperkins@becker.legal  
 John R. Morton, Jr. on behalf of Creditor ACAR Leasing LTD d/b/a GM Financial Leasing  
 ecfmail@mortoncraig.com, mortoncraigecef@gmail.com  
 Melissa N. Licker on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper  
 NJ\_ECF\_Notices@mccalla.com  
 Melissa N. Licker on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
 NJ\_ECF\_Notices@mccalla.com  
 Phillip Andrew Raymond on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
 phillip.raymond@mccalla.com  
 Rebecca Ann Solarz on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
 rsolarz@kmlawgroup.com  
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11